

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

OFFICE OF THE CITY MANAGER

LTC # **507-2016**

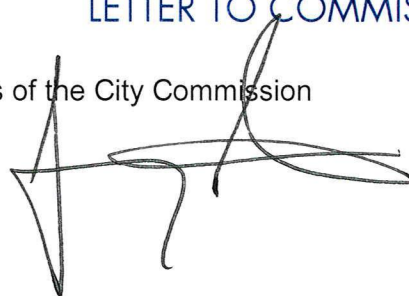
LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: November 23, 2016

SUBJECT: **Miami Beach Convention Center Construction
2016 Art Basel and Design Miami Events**



The purpose of this LTC is to update the Mayor and City Commission on the status of the upcoming Art Basel Miami Beach (ABMB) 2016 and Design Miami events as it pertains to the construction of the Miami Beach Convention Center Expansion & Renovation project (Project).

Art Basel Miami Beach

As originally contemplated and planned, and as per the City's license agreement with ABMB, the facility was turned over for the show load-in period on November 17, 2016. The load-out period will be completed on December 9, 2016.

The Project has been under construction since December, 2015 and the turnover of the building for the ABMB event marks the first major milestone during phase one of the project which ends in May, 2017. For the past year, events have been functioning in two halls on the west side of the building, with a fire wall separating the construction zone from the occupied zone. This is the only four hall event which is planned under the City's agreement with Clark Construction during Phase 1.

The ABMB event team and the City's design and construction teams, building operator (Spectra) and kitchen consultant (Centerplate), along with authorities having jurisdiction (Building and Fire Departments) have been meeting weekly for several months to coordinate the event plan which includes new layouts and changed facilities on the east side together with existing facilities on the west side.

The building is being turned over to ABMB in a partially finished "construction" condition, acceptable enough to have the event. Final building finishes such as terrazzo flooring, final paint and lighting, permanent ceilings, glass handrails and other permanent features will not be in place until the east side of the building is turned over to the building operator for two hall shows commencing in May, 2017.

The building is operating under a special event permit which has been accepted and approved by the City's Building Department and Fire Department. A more robust fire watch, security personnel, temporary life safety structures and back-up staff is required and being provided in order to bridge gaps in unfinished portions of the building.

Design Miami

On October 17, 2016 the City's contractor, Clark Construction, demobilized the western half of the Preferred Lot (P-lot) to allow erection of the Design Miami (DM) show tent. Under the City's premises use agreement for the DM show, the move-out period deadline is scheduled for December 15, 2016. The City is providing temporary power through the use of generators to this year's DM event since existing available power is being utilized for the City's construction compound and owner's representative trailers.

Next Steps in Phase 1 Construction

Upon the demobilization of the ABMB event on December 9, the heaviest stage of construction will continue under Phase 1. There will be no events taking place during this time, as the contractor will be performing an extensive amount of demolition. The entire façade, or "skin" of the building on the east side (on Washington Avenue) will be removed and replaced with a new glass curtainwall and the entire west concourse (along Convention Center Drive) will be demolished and commence reconstruction.

During this phase, all building areas and exhibit halls areas on the east side and the loading dock will be completed and prepared for turn-over for two-hall events in May 2017.

If you have any questions or need additional information, please do not hesitate to contact myself or Maria Hernandez at Extension 2584.

JLM / MH

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